

**Arlington Redevelopment Board**  
**August 10, 2015 Minutes**  
**Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

This meeting was recorded by ACMi.

Approved: August 17, 2015

**PRESENT:** Chair, Andrew Bunnell, Mike Cayer, Bruce Fitzsimmons, Andy West

**ABSENT:**

**STAFF:** Carol Kowalski

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Documents Used:

Draft letter to the Board of Selectmen provided by Ms. Kowalski

Arlington's Affordable Housing Accomplishments handout, provided by Ms. Kowalski

Mugar Site History handout, provided by Ms. Kowalski

Memo to the Redevelopment Board, dated August 6, 2015, provided by Laura Wiener

The Chairman opened the meeting at 7:00pm and stated that ACMi was recording the meeting. Mr. Bunnell turned to the agenda item of the draft letter to the Board of Selectmen regarding the Mugar application.

The Board members reviewed the substitute section VIII regarding traffic. Mr. Fitzsimmons distributed text to add regarding the Alewife Flood Plain background and history, and combined sewer overflows in Cambridge. Mr. Fitzsimmons and Mr. Cayer noted corrections and spelling errors to be made in the first paragraph on housing accomplishments, and throughout the letter.

Mr. Cayer suggested edits that should be made regarding the section on inclusionary zoning by Massachusetts Avenue and Mill Street. If there was a policy step that was taken to include affordable housing in this area, this should be referenced in the letter as well.

The Board discussed numerous edits with Ms. Kowalski in order to best communicate their opinions to the Board of Selectmen. The Board edited sections IV, V, VI, VIII, and X. Ms. Kowalski mentioned that the Conservation Commission is submitting a letter as well, so they will give even more detail about flood plains and combined sewer overflows.

Mr. Bunnell gave permission to Ms. Kowalski to sign his name on the letter to the Board of Selectmen once the edits discussed in tonight's meeting have been made. Mr. Bunnell turned to the agenda item of the Central School lease proposal. Ms. Kowalski said the proposal was submitted to the Commonwealth for a ten year lease with the two mental health agencies that are currently located at 20 Academy Street.

Mr. Bunnell turned to the agenda item of committee appointment statuses. Ms. Kowalski updated the Board on the progress of filling open seats on various committees. She mentioned that Ms. Wiener had submitted a memo dated August 6, 2015 on how to best fill the Housing Plan Advisory Committee. Ms. Kowalski and Mr. Bunnell will be conducting interviews with Redevelopment Board candidates and then make a recommendation to the Town Manager for his consideration. Once the Board members are filled the Board can consider who will serve on the Community Preservation Act Committee, and the Master Plan Implementation Committee.

With respect to the HPAC, Mr. Fitzsimmons asked if Ms. Wiener had spoken to each candidate. Ms. Kowalski said she spoke with the applicants she was not already familiar with. Mr. Cayer asked if the recommended slate, if approved by the ARB would form the committee. Ms. Kowalski confirmed. The Board stated that they were comfortable with moving forward with the recommended members. Mr. Fitzsimmons moved that the recommended applicants be appointed to the Housing Plan Advisory Committee as stated in the Assistant Director of Planning's August 6, 2015 memorandum. Mr. Cayer seconded. All voted in favor.

Mr. Bunnell turned to the agenda item of approving the minutes from July 20, 2015. Mr. Cayer moved to approve the minutes of July 20, 2015 as amended. Mr. Fitzsimmons seconded. Mr. West abstained.

Ms. Kowalski discussed the Urban Land Institute with the Board. She said the Urban Land Institute provides a service where they come into a community and do a charrette around an area; they meet with stakeholders, look at maps of the area, work with staff on input, and essentially create a site-specific mini master plan. Arlington has been talking with the ULI about doing this for Arlington Center. They would focus on circulation, redevelopment opportunities and parking. Ms. Kowalski asked if the Board for feedback, and their availability for meetings with ULI.

Mr. Cayer asked about the cost. Ms. Kowalski said it was pro bono, and the Department would possibly have to pay for materials. Ms. Kowalski said they would make recommendations but there might not be a physical result of the process, such as map. The Board discussed their questions and Ms. Kowalski said she would get back to them with more information.

Mr. Cayer moved to adjourn. Mr. Fitzsimmons seconded. All voted in favor.